ATTACHMENT J7

DFSP Verona Petroleum Terminal - Electric Distribution System

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J7 DFSP Verona Petroleum Terminal - Electric Distribution System

J7.1 DFSP Verona Petroleum Terminal - Overview

The DPSF Verona Petroleum Terminal is located west of the town of Verona NY near the New York State Thruway, Exit 33. The Terminal occupies 37 acres, contains 7 industrial facilities totaling 4700 square feet, and has 5 full-time personnel. The mission of the Verona Petroleum Terminal is to receive, store, and issue petroleum products to support military activities in New York and Vermont.

J7.2 Electric Distribution System Description

J7.2.1 Electric Distribution System Fixed Equipment Inventory

The DFSP Verona Petroleum Terminal electric distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Terminal and Government ownership currently starts to the point of demarcation, defined in part J7.13 of this Section. The system may include, but is not limited to, transformers, utility poles, and circuits. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the successful Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

The Contractor shall comply with all applicable federal, state, and local regulations governing the operation of this electrical system.

The Terminal shall retain joint use of all electrical utility poles.

Specifically excluded from the electric distribution system privatization are:

?? Parking Lot Lights.

?? Street Lights

?? Security Lights

?? Fuel Pumps

?? Auxiliary Generator

J7.2.1.1 Description

Power is provided to the Terminal by Niagra Mohawk Power Company at 480 volts. Power enters the Terminal at a single location; a utility pole located adjacent to the Administrative Building in the east corner of the Terminal. From this pole, the line travels to a master meter on the wall of the Administrative Building. The pole, its three transformers, and the master meter are owned by the current provider. From the master meter, electricity is fed to all buildings at 480 volts via approximately 18,885 linear feet of Government-owned overhead, secondary lines. Three Government-owned transformers reduce secondary line voltage to 110/220 volts for use at individual buildings. Installation personnel indicate the capacity of the current system is adequate for present and future needs.

J7.2.1.2 Inventory

Table 1 provides a general listing of the major fixed assets for the DFSP Verona Petroleum Terminal electric distribution system. The system will be sold in an "as is, where is" condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Electric Distribution System - DFSP Verona Petroleum Terminal

Item	Size	Quantity	Unit	Approximate Year of Construction
Above Ground Circuits	AWG			
3ph, 3w, 15000V	#1/0	18,875	LF	1959
Transformers	Nom kVA			
3-ph, Oil filled, pole-mounted	75	3	EA	1983
Utility Poles		28	EA	1959

Notes:
AWG = American Wire Gauge
EA = each
LF = linear feet
Nom kVA = nominal kilovolt -amperes
ph – phase
V = volts
w = wire

J7.2.2 Electric Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other specialized equipment, **Table 3** lists specialized vehicles, and **Table 4** lists the specialized tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2
Specialized Equipment
Electric Distribution System - DFSP Verona Petroleum Terminal

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles
Electric Distribution System - DFSP Verona Petroleum Terminal

Description	Quantity	Location	Maker
None			

TABLE 4
Specialized Tools
Electric Distribution System - DFSP Verona Petroleum Terminal

Description	Quantity	Location	Maker
None			

J7.2.3 Electric Distribution System Manuals, Drawings, and Records

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
Manuals, Drawings, and Records
Electric Distribution System - DFSP Verona Petroleum Terminal

Qty	Description	Remarks
1	DFSP Verona Facility Diagram, Figure 2, of the Oil and Hazardous Substance Spill Prevention and Response Plan is available at the Terminal Manager's office.	Single-line drawing, not in AutoCAD.

J7.3 Specific Service Requirements

The service requirements for the DFSP Verona Petroleum Terminal electric distribution system are as defined in the Section C Description/Specifications/Work Statement. The following requirements are specific to the DFSP Verona Petroleum Terminal electric distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

None.

J7.4 Current Service Arrangement

?? **Current Provider:** Niagara Mohawk Power Company

?? **Estimated Annual Usage:** 159,708 kWh

?? **Max Monthly Usage (14 Dec-16 Jan)**: 16,780 kWh (only data available was Oct thru Mar 2001/2)

?? **Min Monthly Usage (15 Sep-16 Oct):** 10,726 kWh (only data available was Oct thru Mar 2001/2)

?? **Peak Demand:** Unknown

J7.5 Secondary Metering

The Installation may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J7.5.1 Existing Secondary Meters

Table 6 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J7.6 below.

TABLE 6
Existing Secondary Meters
Electric Distribution System - DFSP Verona Petroleum Terminal

Meter Location (Building#)	Meter Description
None	

J7.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 7**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J7.6 below.

TABLE 7
New Secondary Meters
Electric Distribution System - DFSP Verona Petroleum Terminal

Meter Location	Meter Description
None	

J7.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice** (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.

2. **Outage Report**. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award. Outage reports shall include the following information for Scheduled and Unscheduled outages:

   Scheduled: Requestor, date, time and duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

   Unscheduled: Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

3. **Meter Reading Report**. The monthly meter reading report shall show the current and previous month readings for all secondary meters (if any). The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

4. **System Efficiency Report**. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

J7.7 Energy Saving Projects

IAW Paragraph C.3 Requirement, the following projects have been implemented on the distribution system by the Government for energy conservation purposes: None.

J7.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the DFSP Verona Petroleum Terminal boundaries.

J7.9 Off-Installation Sites

No off-installation sites are included in the sale of the DFSP Verona Petroleum Terminal electric distribution system.

J7.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 8** provides a listing of service connections and disconnections required upon transfer and **Table 9** lists current system improvement projects.

TABLE 8
Service Connections and Disconnections
Electric Distribution System - DFSP Verona Petroleum Terminal

Location	Description
None	

TABLE 9
System Improvement Projects
Electric Distribution System - DFSP Verona Petroleum Terminal

Location	Description
None	

J7.11 Government Recognized System Deficiencies

Table 10 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the DFSP Verona Petroleum Terminal electric distribution system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

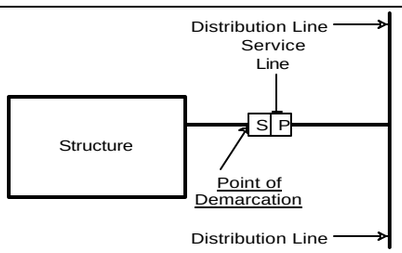
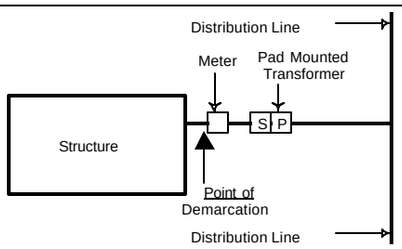
TABLE 10
System Deficiencies
Electric Distribution System DSPF Verona Petroleum Terminal

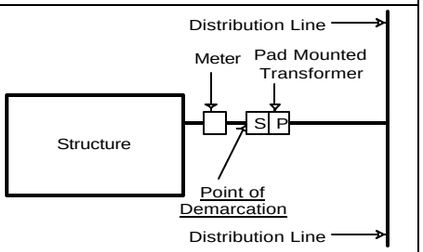
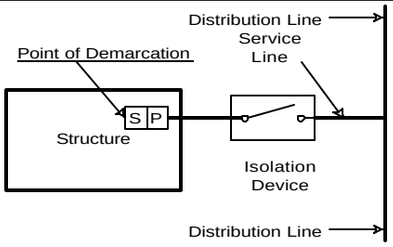
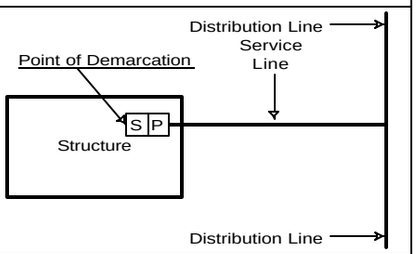
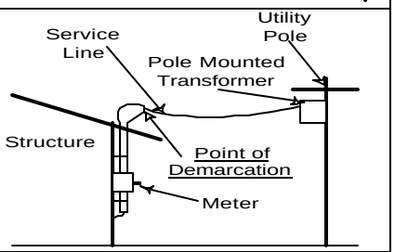
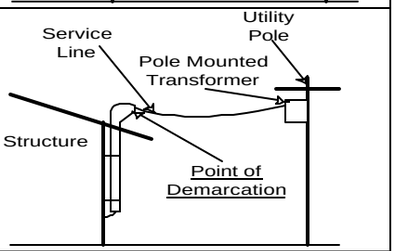
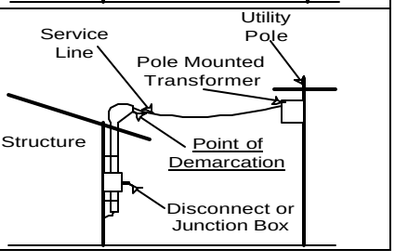
Project Location	Project Description
None	

J7.12 Electrical Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a buildin g structure or the load side of a transformer within a building structure. **Table 11** identifies the type and general location of the point of demarcation with respect to the building for each scenario. Regardless of its location, unless stated otherwise, the meter itself will always be privatized to the new owner.

TABLE 11
Points of Demarcation
Electric Distribution System - DFSP Verona Petroleum Terminal

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	
Down current side of the meter	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric Meter exists within five feet of the exterior of the building on an underground secondary line.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the transformer secondary terminal spade.	Three Phase CT metered service.	
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure and an isolation device is in place with or without a meter Note: Utility Owner must be granted 24-hour access to transformer room.	
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter.	

J7.13 Unique Points of Demarcation

TABLE 12
Unique Points of Demarcation
Electric Distribution System - DFSP Verona Petroleum Terminal

Location	Description
Power enters the Terminal at a utility pole adjacent to the Administrative Building located at the east corner of the Terminal	POD is located on the DFSP Verona Petroleum Terminal side of the master meter.
Power is provided to the electric pumps that service two septic tanks.	POD is located at the connection to the electric pumps.

J7.14 Plants and Substations

TABLE 13
Plants and Substations
Electric Distribution System - DFSP Verona Petroleum Terminal

Location	Description
None	